

PLANNING COMMITTEE

23 SEPTEMBER 2025

Present:

Councillors Sanders (Chair), Bullivant, Hall, Horner, Nuttall, Nutley, P Parker, Palethorpe, Williams and J Taylor (Substitute)

Apologies:

Councillors Cox and Bradford

Officers in Attendance:

Ian Perry, Head of Development Management

Cheryl Stanbury, Area Team Manager (East)

Tom Jones, Area Team Manager

Trish Corns, Democratic Services Officer

Christopher Morgan, Trainee Democratic Services Officer

106. MINUTES

It was proposed by Councillor Nutley, seconded by Councillor Nuttall and

RESOLVED

The minutes of the meeting held on 22 July 2025 were approved as a correct record and signed by the Chair.

107. DECLARATIONS OF INTEREST

None.

108. PUBLIC PARTICIPATION

There were no public speakers.

109. PLANNING APPLICATIONS

The Committee considered applications for planning permission as set out below.

a) Chudleigh - 25/00035/FUL Commercial Premises North of Glen Cottage Rock Road

The Area Team Manager presented the application.

Planning Committee (23.9.2025)

In response to questions from Councillors it was confirmed that the application was retrospective, approval of the application would result in vehicles no longer needing to travel to and from the site to premises in Bovey Tracey for vehicle brakes to be tested, and there would be no change to current operating hours. Light pollution from the premises would be controlled by conditions.

It was proposed by Councillor Nutley, seconded by Councillor Hall and

RESOLVED

Planning permission be granted subject to the following conditions:

1. The development hereby permitted shall be carried out in accordance with the application form and the following approved plans/documents:

Date Received	Drawing/Reference Number	Description
09 Jan 2025	JRPA-33 1001	Location Plan
09 Jan 2025	JRPA-33 1004	Proposed Ground Floor Plan
09 Apr 2025	JRPA-33 1006 REV A	Proposed Elevations
09 Apr 2025	JRPA-33 1007	Proposed Roof Plan
03 Jul 2025	JRPA-33 1002 REV B	Block Plan

REASON: In order to ensure compliance with the approved drawings.

2. Construction works shall commence at least 30 minutes after sunrise and cease at least 30 minutes before sunset each day during the active season of bats (i.e. from April to October inclusive). No lighting shall be left on overnight during the construction phase.

REASON: For the benefit of legally protected light-averse bats.

3. Notwithstanding Section 55(2) of the Town and Country Planning Act 1990 and/or the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on, or in association with, the new building, except for low-lumen, LED, PIR motion-activated lights on a short timer (maximum 1 minute), sensitive to large objects only (to avoid triggering by bats or other wildlife). Any such lights shall be mounted in association with doors only, at a height no greater than 1.9m from ground level, directed and shielded downward and away from hedges, trees and bat roosts. The lights shall produce only narrow spectrum, low-intensity light output, UV-free, with a warm colour-temperature (2,700K or less) and a wavelength of 550nm or more.

REASON: For the benefit of legally protected light-averse bats.

4. Between the hours of 30 minutes after sunrise and at least 30 minutes before sunset each day during the active season of bats (i.e., from April to October inclusive) the west-facing roller door shall be kept shut except when vehicles

are exiting/entering via that door. The roller door shall then be closed immediately after the vehicle has exited/entered.

REASON: To limit light spill which might impact light-averse bats.

5. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no development of the types described in Class H of Part 7 or Class A of Part 2 of Schedule 2 shall be constructed (other than hereby permitted) unless the prior written consent of the Local Planning Authority has been obtained.

REASON: To ensure that any future alterations or improvements to the building are acceptable in terms of their ecological impact for the benefit of legally protected light-averse bats.

6. The approved surface water drainage system, which includes an attenuation tank designed to cater for the 1 in 100-year (+50% allowance for climate change) rainfall event and flows limited to a 1 l/s discharge rate into the existing soakaway using an appropriate flow control, shall be implemented in full prior to the occupation of the development and shall be thereafter maintained.

REASON: To ensure that adequate surface water drainage is available to serve the proposed development and will not cause an increase in flood risk either on the site, adjacent land or downstream.

110. TREE PRESERVATION ORDERS

a) Trusham - E2/22/04 Tinkley Koi Farm

The Area Team Manager presented the application, and referred to:

- Emails from the owner of the woodland to all members of the committee regarding the word 'urban' in section 4 and questioning the scoring. The Officer advised that this was standard wording in the TPO and it was recognised that the site is not in an urban area, and that even if the scoring were changed as suggested, the score would still have qualified for the making of the TPO.
- Letters of support for the TPO from the Chair of Trusham Parish Meeting.
- An email from a resident questioning how the order was made.

In response to questions, it was noted that: it was the intention to put a TPO in place earlier in the year; ongoing tree management can be undertaken to trees the subject of a TPO; and a TPO can be removed in the future.

It was proposed by Councillor J Taylor, seconded by Councillor Sanders and

RESOLVED

The District of Teignbridge (Former Tinkley Quarry) Tree Preservation Order 2025 is confirmed unmodified.

111. APPEAL DECISIONS

The Committee received and noted a report on recent appeal decisions made by the Planning Inspectorate.

112. S73 MAJOR DECISIONS SUMMARY

None.

CLLR S SANDERS
Chair